

HUNTERS[®]

HERE TO GET *you* THERE



Honeytree Close

Kingswinford, DY6 8NY

£585,000



Council Tax: C



41 Honeytree Close

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£585,000



Front of the Property

To the front of the property there is a block paved driveway with security posts, gated access to the rear garden, EV charger, electric roller door to the garage and an open porch with spotlights and a composite door leading to the hall.

Hall

With a double glazed composite door leading from the open porch, stairs to the first floor, door leading to the lounge, karndean flooring with under floor heating and a column style radiator.

Lounge

11'6" x 14'1" (3.51 x 4.29)

With a door leading from the hall, log burner, double glazed bay window to the front, recessed spotlights, open to the kitchen dining room and karndean flooring with under floor heating.

Kitchen Dining Room

11'1" x 27'2" (3.4 x 8.3)

Open from the lounge this modern fitted open plan kitchen dining room is fitted with a range of wall and base units, Quartz work surfaces with matching upstands, integrated electric oven, microwave, wine cooler, induction hob with extractor above, integrated dishwasher, Belfast sink, recess for American style fridge/freezer, double glazed windows to the side and rear, instant boiler tap, recessed spotlights, useful storage cupboard, bi folding doors leading to the rear garden, sliding door to the WC, door to the garage and karndean flooring with under floor heating.

WC

With a door leading from the kitchen, WC, wash

hand basin, double glazed window to the side and an extractor fan.

Garage

12'6" x 14'9" (3.8 x 4.5)

With a roller door leading from the driveway, power, lighting, water supply, wall mounted boiler and a door leading to the kitchen dining room.

Landing

With stairs leading from the hall and having an oak staircase, doors to various room, loft access and a central heating radiator.

Bedroom One

10'6" x 12'2" (3.2 x 3.7)

With a door leading from the landing, double glazed window to the front, decorative panelling, door leading to the en suite, built in wardrobes and a central heating radiator.

En Suite

With a door leading from the bedroom this modern fitted en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC and wash hand basin set into vanity unit, heated towel rail, recessed spotlights, tiled walls and flooring, extractor fan and a double glazed window to the front.

Bedroom Two

8'10" x 11'2" (2.7 x 3.4)

With a door leading from the landing, decorative panelling, double glazed window to the front, built in storage and a central heating radiator.

Tel: 01384 443331

Bedroom Three

With a door leading from the landing, double glazed window to the rear, built in wardrobes and a central heating radiator.

Bedroom Four

With a door leading from the landing, decorative panelling, double glazed window to the rear, built in wardrobes and a central heating radiator.

Bathroom

With a door leading from the landing this modern fitted bathroom has a bath with shower over, WC, wash hand basin, part tiled walls, tiled flooring, extractor fan, double glazed window to the rear, recessed spotlights and a heated towel rail.

Garden

With access via bi folding doors leading from the kitchen dining room this stunning garden which is situated on a corner plot has a composite decked area with spacious lawn beyond which is bordered with sleepers and mature shrub borders, pergola, patio area to the side with access to the garden room and gated access to the front of the property. With gorgeous views overlooking the nature reserve

there is also a picket fence and further gate providing access to the nature reserve where the current owners have built a chicken coup and space for a vegetable patch.

Garden Room

15'8" x 9'2" (4.8 x 2.8)

With a double glazed door leading from the garden this useful garden room has an electric radiator, double glazed window to the side, recessed spotlights and laminate flooring.



Road Map



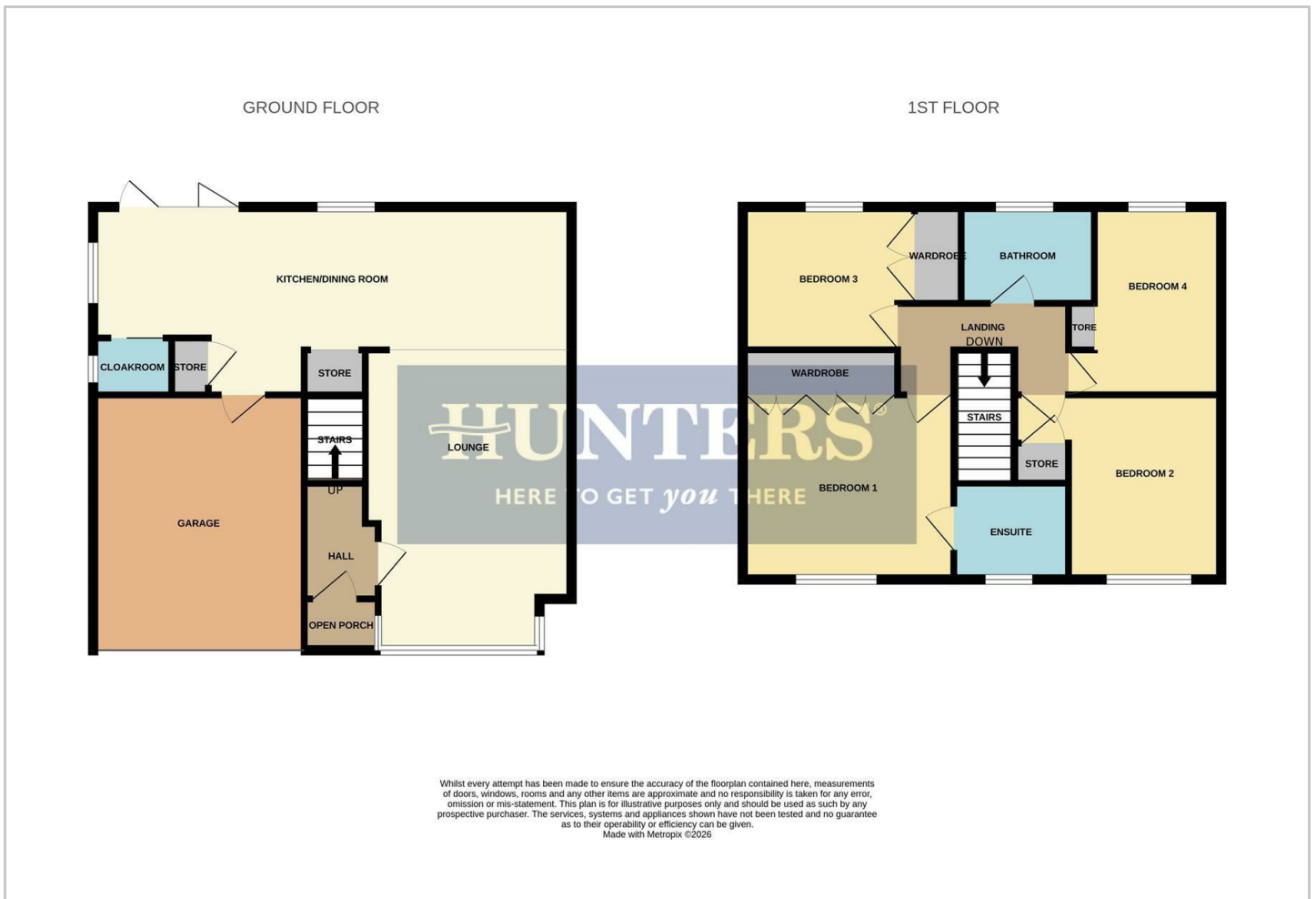
Hybrid Map



Terrain Map



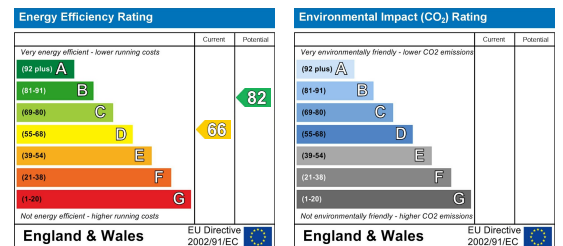
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.